



**GUIDE PRICE £1,000,000**

LITTLE FAIRLEE FARM, MEWS LANE, FAIRLEE ROAD, NEWPORT, PO30 2LB

**Hose Rhodes Dickson Commercial**

01983 527727

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Hose  
Rhodes  
Dickson







Opportunity to purchase a smallholding with residential accommodation.

## Location

Little Fairlee Farm is situated in a semi-rural location and conveniently placed for access to Newport, the Island's County Town which provides onward public transport connections. The cycle track network is available via the access road to the property.

Newport is the principal town of the Island and offers amenities including St Marys Hospital, various primary and secondary schools, doctor's surgeries, churches, cinema and the Isle of Wight County Hall.

## Description

The farm consists of approximately 13 hectares (34 acres) overall with various buildings in situ, comprising:

Bungalow: Accommodation comprising of  
Kitchen 3.6m x 4.5m  
Dining room 3.6m x 3.2m  
Living room 3.5m x 6.3m  
Bedroom 1 3.7m x 4.2m  
En-suite 2.7m x 1.65m  
Bedroom 2 5.7m x 3.6m (max)  
Bedroom 3 3.2m x 3.5m  
Family bathroom 2.8m x 1.6m  
Boot room/utility area

Adjacent to this is a detached garage.

The Barn: A residential property with a lawful development certificate granted in 2011 for use as such.

Stable Block 1: Block built barn with a corrugated asbestos panel roof. American barn style stabling offering 9 stables, tack room and store.

Stable Block 2: Of brick construction under a corrugated roof. 10 stables, store, tack room, WC and mezzanine store.

Indoor menage: Steel frame construction with part corrugated tin and part asbestos roof. The menage measures approximately 40m x 20m and also offers a further 8 stables.

3 x caravans, approx. 35 ft each.

A former storage container utilised as storage.

Further barn/store of approximately 160 sq. m (1720 sq. ft).

## Services

The site benefits from mains water and electricity. Gas and drainage tbc.

## Terms

Our client is asking for Guide Price £1,000,000 for this freehold opportunity.

## Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727.

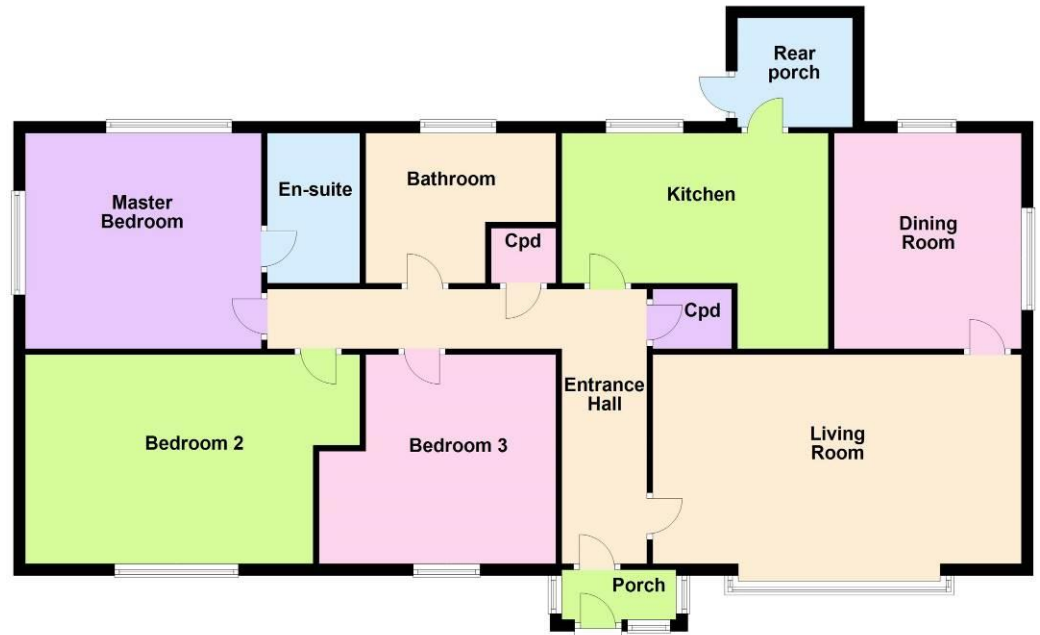
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This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.  
Plan produced using PlanUp.

To arrange a viewing call

01983 527727 or email [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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